

SNAPSHOT of HOME Program Performance--As of 03/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Omaha Consortium

State: NE

PJ's Total HOME Allocation Received: \$38,383,880

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	B	Overall
Program Progress:			PJs in State:	2			
% of Funds Committed	92.91 %	94.47 %	2	91.92 %	62		59
% of Funds Disbursed	82.69 %	86.37 %	2	82.65 %	37		38
Leveraging Ratio for Rental Activities	6.2	6.31	1	4.67	100		100
% of Completed Rental Disbursements to All Rental Commitments***	97.01 %	97.38 %	2	81.09 %	60		52
% of Completed CHDO Disbursements to All CHDO Reservations***	67.65 %	68.57 %	2	68.72 %	40		40
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	80.83 %	81.29 %	2	79.93 %	39		39
% of 0-30% AMI Renters to All Renters***	39.17 %	43.76 %	2	44.94 %	37		37
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	99.83 %	99.04 %	1	94.87 %	63		61
Overall Ranking:			In State:	2 / 2	Nationally:	65	64
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$21,481	\$18,028		\$25,717	605	Units	29.10 %
Homebuyer Unit	\$19,665	\$18,766		\$14,669	342	Units	16.40 %
Homeowner-Rehab Unit	\$39,767	\$21,270		\$20,391	74	Units	3.60 %
TBRA Unit	\$3,692	\$2,379		\$3,201	1,060	Units	50.90 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Omaha Consortium NE

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$82,913	\$99,380	\$44,294
State:*	\$87,896	\$92,295	\$22,590
National:**	\$91,120	\$73,223	\$23,149

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.88

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	61.7	52.6	44.6	50.5	Single/Non-Elderly:	45.5	33.3	29.7	41.4
Black/African American:	31.6	39.5	51.4	44.2	Elderly:	13.7	1.5	21.6	0.8
Asian:	0.2	0.3	0.0	0.2	Related/Single Parent:	23.1	35.7	25.7	51.2
American Indian/Alaska Native:	0.3	0.6	0.0	1.6	Related/Two Parent:	12.2	21.6	20.3	4.7
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	5.5	7.9	2.7	1.9
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.3	0.0	0.2					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.6					
Other Multi Racial:	0.0	0.3	0.0	0.3					
Asian/Pacific Islander:	0.7	0.3	0.0	0.8					
ETHNICITY:									
Hispanic	5.6	6.1	4.1	1.6					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	53.4	26.9	40.5	39.8	Section 8:	18.5	0.0 [#]		
2 Persons:	21.7	21.1	28.4	23.1	HOME TBRA:	1.2			
3 Persons:	14.5	27.2	8.1	21.1	Other:	5.1			
4 Persons:	7.1	11.7	10.8	9.2	No Assistance:	75.2			
5 Persons:	2.3	5.6	6.8	4.2					
6 Persons:	1.0	5.0	2.7	1.7					
7 Persons:	0.0	1.5	1.4	0.9					
8 or more Persons:	0.0	1.2	1.4	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001			106	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Omaha Consortium

State: NE

Group Rank: 65
(Percentile)

State Rank: 2 / 2 PJs

Overall Rank: 64
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 71.84%	97.01	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.80%	67.65	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	80.83	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.38%	99.83	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.360	2.77	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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